

Bobby G. Coleman and wife, Betty J. Coleman
GRANTORS

A S S U M P T I O N
W A R R A N T Y

TO

D E E D

James L. Moncrief and wife, Marsha Peek Moncrief
GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Bobby G. Coleman and wife, Betty J. Coleman, do hereby sell, convey, and warrant unto James L. Moncrief and wife, Marsha Peek Moncrief, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

Lot 25, Tall Oaks Subdivision, in Section 32, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 6, Page 37, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

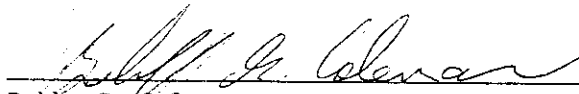
Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust dated June 16, 1975, executed by Joseph David Carpenter and Joyce W. Carpenter, in favor of Wortman & Mann, Inc., recorded in Book 187, Page 99, in the office of the Chancery Clerk of DeSoto County, Mississippi, in the current principal amount of TWENTY FIVE THOUSAND ONE HUNDRED FORTY ONE & 42/100 Dollars (\$25,141.42), and the Grantees take subject to said loan.

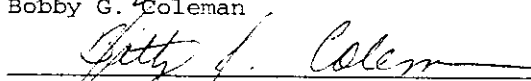
Grantors authorize the transfer of this loan from their names into Grantees' names and Grantors over and assign unto the Grantees without charge all escrow funds now held by Trustmark National Bank in connection with loan made by same on the above described property.

It is understood and agreed that the taxes for the year 1995 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given on or before February 15, 1995.

WITNESS OUR SIGNATURES, this the 24th day of January, 1995.


Bobby G. Coleman


Betty J. Coleman

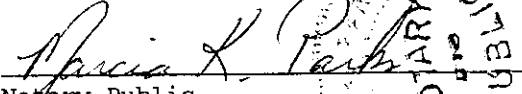
STATE MS.-DESOTO CO.
FILED

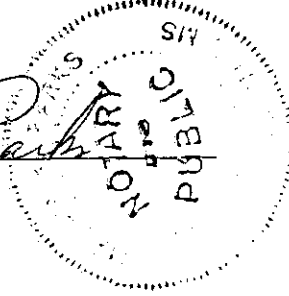
JAN 26 10 33 AM '95

BK 281 PG 106
W.E. DAVIS CH. CLK.
by P. Starkey

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 24th day of January, 1995, within my jurisdiction, the within named Bobby G. Coleman and wife, Betty J. Coleman, who acknowledged that they executed the above foregoing instrument.


Notary Public



My Commission Expires:

4/4/98

GRANTOR'S ADDRESS:

385 Nail Road East, Apt P181
Southaven, MS 38671
Work Phone #: 601/349-2589
Home Phone #: Same

GRANTEE'S ADDRESS:

1165 Joann Drive
Southaven, MS 38671
Work Phone #: 601/393-6507
Home Phone #: Same

THIS INSTRUMENT PREPARED BY:

Eric Sappenfield
97 Stateline Road East, Suite A
Southaven, Mississippi 38671
601/342-2170

FILE NUMBER: 4463R0